

**REAL ESTATE APPRAISERS BOARD  
MINUTES  
MADISON, WISCONSIN  
NOVEMBER 17, 1999**

**PRESENT:** Paul "Rick" Vozar, Patrick Buckett; Lill Hauschild, Gary Cuskey; LaMarr Franklin (by telephone conference)

**EXCUSED:** Mary Reavey, James Caven

**STAFF PRESENT:** Alfred Hall, Jr., Becky Fry and Ruby Jefferson-Moore (Legal Counsel); Executive Assistant Myra Shelton and Division of Enforcement staff were present for portions of the meeting.

**GUESTS:** Debbi Conrad, WRA

**CALL TO ORDER**

The meeting was called to order at 9:45 a.m. by Rick Vozar, Chair, upon confirmation that the public notice was timely given. A quorum of 5 members was present.

**AGENDA**

**MOTION:** Lill Hauschild moved, seconded by Patrick Buckett, to adopt the agenda as published. Motion carried unanimously.

**MINUTES (9/29/99)**

**MOTION:** Patrick Buckett moved, seconded by Lill Hauschild, to approve the minutes as written. Motion carried unanimously.

**ADMINISTRATIVE REPORT**

**MOTION:** Patrick Buckett moved, seconded by Gary Cuskey, to adopt the 2000 meeting dates. Motion carried unanimously.

**Bureau Director's Report**

The Board received a copy of the November 16, 1999 letter from Jim Langdon, WHEDA Executive Assistant, the November 11, 1999 letter from Mary Matthias, Wisconsin Legislative Council Senior Staff Attorney, and the November 15, 1999 letter from Senator Gwendolynne S. Moore to members of the Senate Committee on Economic Development, Housing and Government Operations, regarding the Senate Bill and Amendment to Senate Bill 251 relating to property appraisals for homeownership mortgage loans.

Alfred Hall reported on the November 16, 1999, Senate Committee meeting.

Alfred Hall indicated that Jim Langdon had a scheduling conflict and was unable to attend today's meeting but will be attending a future meeting to explain the definition related to the legislation.

The Board discussed their concerns with WHEDA'S proposed legislation.

The Board indicated that WHEDA's position is not to protect the consumer but to get people in houses. Their function is to insure mortgages. The Board felt the bill is not in the public's best interest.

Rick Vozar strongly encouraged the Board members, on their own behalf, not as representatives of the Board, to send a letter to the committee, indicating concerns with the proposed legislation.

**MOTION:** Gary Cuskey moved, seconded by Patrick Buckett, to authorize Rick Vozar to draft a letter of concern to the legislative committees regarding the proposed 1999 Assembly Bill 529, to be reviewed by the Board prior to mailing. Motion carried unanimously.

Alfred Hall informed the Board that June Suhling has taken a position with the US Department of Labor as the workforce policy advisor to the U.S. Ambassador in Romania. Myra Shelton will be taking over Ms. Suhling's role.

## **LEGISLATIVE ISSUES**

### **AB 529-Relating to Property Appraisals, Etc.**

Rick Vozar informed the Board that he attended the committee hearing in October relating to the Wisconsin Housing and Economic Development Authority (WHEDA) trying to eliminate appraisers and Alfred Hall attended the Senate Committee Hearing on November 16.

Rick Vozar reviewed the issues brought up by WHEDA relating to mortgage property insurance guaranteeing the value of the sale price, inaccurate valuations, and property flipping.

## **ADMINISTRATIVE RULES**

### **Proposed Rules Relating to Incorporating Revision to USPAP**

Nothing to report.

## **EXAMINATION ISSUES**

### **Real Property Appraiser Examinations**

Darwin Tichenor distributed to the Board and reviewed a content outline the for appraiser exam.

Darwin Tichenor referred to the Real Property Appraiser Examinations Survey and suggested that this be completed and returned to the Appraiser Qualifications Board (AQB).

It was decided that each member of the Real Estate Appraisers Examining Board should complete the survey and return it to Darwin Tichenor by November 30, 1999. Mr. Tichenor will compile the results and send it to AQB.

Darwin Tichenor reviewed for the Board, the statistics of exams taken.

#### **DEPARTMENT OF ENFORCEMENT ISSUES**

Nothing to report.

#### **APPRAISAL SUBCOMMITTEE**

Nothing to report.

#### **APPRAISAL STANDARDS BOARD**

#### **USPAP Q & A – September 1999**

Noted.

#### **APPRAISAL QUALIFICATIONS BOARD**

Nothing to report.

#### **MSCELLANEOUS CORRESPONDENCE/INFORMATION**

Nothing to report.

#### **NEW BUSINESS**

Nothing to report.

#### **RECESS TO CLOSED SESSION**

**MOTION:** Gary Cuskey moved, seconded by Lill Hauschild, to convene the meeting in Closed Session pursuant to Sections 19.85(1)(b) and (f), Wis. Stats.: to consider the licensing or discipline of a person licensed by the Department or the investigation of charges against such a person. Specifically, to discuss the issue of case status reports, case closings, monitoring reports, deliberations on stipulations that may be signed after printing of the agenda, pending applications, and disciplinary proceedings. Motion carried by a roll call vote: LaMarr Franklin-yes; Lill Hauschild-yes; Patrick Buckett-yes; Gary Cuskey-yes; Rick “Paul” Vozar-yes.

Closed Session convened at 11:09 a.m.

The Board deliberated on case status reports, stipulations, case closings, monitoring issues and final decisions and orders.

### **RECONVENE IN OPEN SESSION**

**MOTION:** LaMarr Franklin moved, seconded by Lill Hauschild to reconvene in open session at 11:40 a.m. Motion carried unanimously.

### **VOTING ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION**

#### **MONITORING REPORT**

**MOTION:** Patrick Buckett moved, seconded by LaMarr Franklin, to accept the completion of course work by Allen J. Carnine. Motion carried unanimously.

#### **CASE CLOSING**

**MOTION:** Gary Cuskey moved, seconded by Lill Hauschild, to close 98 APP 044, Dale Mussatti, for no violation. Motion carried unanimously.

**MOTION:** Gary Cuskey moved, seconded by LaMarr Franklin, to close 99 APP 016, Ronald H. Severson, for no violation. Motion carried unanimously.

#### **FINAL DECISION AND ORDER**

**MOTION:** Patrick Buckett moved, seconded by Lill Hauschild, to accept the Final Decision and Order Adopting Stipulation relating to 97 APP 036, Robert J. Counsell. Motion carried with Rick Vozar abstaining.

**MOTION:** Gary Cuskey moved, seconded by Patrick Buckett, to accept the Final Decision and Order Adopting Stipulation relating to 99 APP 004, Lowell M. Koehler. Motion carried with Lill Hauschild abstaining.

**MOTION:** Gary Cuskey moved, seconded by Patrick Buckett to table 98 APP 011, Edmund A. Landowski, until the next meeting. Motion carried unanimously.

#### **STIPULATION**

**MOTION:** Patrick Buckett moved, seconded by Lill Hauschild, to accept the Stipulation, Findings of Fact, Conclusions of Law and Order as signed and presented by DOE in the disciplinary matter involving 98 APP 023, Lu M. Kummerow and Jarred B. Peterson. Motion carried with Rick Vozar abstaining.

#### **SUCH OTHER ITEMS AS AUTHORIZED BY LAW**

The Board discussed holding a telephone conference on Thursday, December 2, 1999 at 8:00 am. with an alternate date of December 7, 1999. Issues to include: WHEDA letter, the AQB survey, and to consider the stipulation for Edmund Landowski.

### **ADJOURNMENT**

**MOTION:** LaMarr Franklin moved, seconded by Gary Cuskey, to adjourn the meeting at 11:46 a.m. Motion carried unanimously.

Next Meeting: February 23, 2000